

Work Specification

Prepared By:

City of Charlotte Housing & Neighborhood Services

600 E. Trade Street

Charlotte, NC 28202

(704) 336-7600

Property Details

Address: 7711 Cedar Bluff Ln
Charlotte, NC 28227

Owner: Wesley Payne

Owner Phone: (704) 737-6820

Structure Type: Single Unit

Program(s): SHFY2020

Square Feet: 1224

SHFY21

Year Built: 1978

Property Value: 84000

Tax Parcel: 13507132

Census Tract:

Property Zone:

Repairs

Description

Floor

Room

Exterior

All Contractor's Project Requirements

The contractor is responsible for project requirements, including but limited to:

COVID-19 Process

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Front Door & Rear Utility Room Doors

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

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Rear- Vinyl French Doors to Patio

Remove and dispose of existing door, frame and threshold. Install new Energy Star rated pre-hung exterior vinyl siding patio door with screen and locking hardware. Insulate cavity. New casing and shoe molding will match existing. This installation is to include repairing any damaged header, door framing, wall framing, sub-floor, floor joists, band joists, and sill.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

Vinyl Window

Do not replace triangular Windows above front Door

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

Handrail Install & replace missing brick - Front steps

Install handrail , on BOTH SIDES , Exterior front steps to Code.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

Exterior Deck Replacement- REAR

Remove rear-deck.

Replace with 120 sq ft treated lumber Deck and railings, as well as new steps and railings should be constructed of treated lumber and in accordance with Appendix M of NC Building Code.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

Exterminate Termites

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

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Lawn Landscaping , Tree Removal

1. Remove hardwood tree in front of sidewalk to front door, back-fill hole level with clay, seed & straw.
2. Remove hardwood tree just behind rear-deck (back-fill hole level with clay, seed & straw)
3. Cut all rear-yard seedlings below ground level.
Cut grass, & trim

Bid Cost: X =
Base Quantity Total Cost

Rear Porch Doorway SHED-ROOF

Construct a shed roof 3 feet wider than the glass doors opening. Roof to extend out from siding 2 ft. Approx. 10/12 roof pitch. Paint all exposed wood to match house colors, match trim dimensions, match painted T111 ceiling & sides. Flash to Code Shingle color to match.

Bid Cost: X =
Base Quantity Total Cost

Replace/ Refasten Any Loose/ Missing Or Decayed Exterior Lumber

1. Remove & replace any decayed wood products (T111) at rear deck area.
2. Replace all decayed plate & band. Stain to match.
3. Enclose any holes in front porch columns. Paint/stain to match

Bid Cost: X =
Base Quantity Total Cost

Custom Shelf Installation

1. Clean out items from Rear Utility room floor and front - middle bedroom floor. Dispose of what can be disposed of.
2. Install a wooded shelving unit, the length of the wall (from front of house to hall) 3 feet deep. Anchor the framing to the wall studs. Shelves to be 7/16" plywood. 2 Shelves high.
3. All extra/ stored items from the two front bedrooms to be stored here. Assist the owner to accomplish this task.

Bid Cost: X =
Base Quantity Total Cost

Floor System Repair

1. Living room / Dining room.
Remove all stored items. Items to go into shed, Utility room or onto new bedroom shelving.
Ensure sub-floor is level. Work may include installation of some 2"x 8" joists & some plywood sub flooring replacement.

Bid Cost: X =
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Work Specification

Living/Dining Room / Master Bath/ Laundry Room & Hallway

Living /Dining Room / Master Bath/Laundry Room & Hallway

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Braille / Sound Thermostat

Replace hallway Thermostat with a Braille / Sound Thermostat

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Cabinet Repair - Construct Drawer

Construct a Drawer to fit the Bathroom Vanity. Finish with matching semi-gloss low-VOC paint.

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Master Bedroom

Completely demo the existing bathroom. Remove all plumbing and electrical fixtures, doors and trim, and ceiling, wall, and floor coverings to the framing.

Damage extends outside of the bathroom. Include repair of all components associated with this damage

Repair or replace all framing as necessary, drywall, moldings to meet the requirements of the Construction Specifications and the Building Code.

Rebuild the bathroom complete with all the following features:

- *floor, wall, and ceiling insulation at locations required by the Construction Specifications
- *ceiling mounted fan vented through the roof
- *switched light fixture over the vanity
- *GFCI outlet per Code
- *Fiberglass stand-up shower enclosure
- *drywall and finish walls and ceiling
- *baseboard and shoe mold at standard locations
- *1.6 gpf commode 17"
- *24" vanity with cultured marble top and single handle faucet
- *3 piece bath hardware set (towel bar, paper holder, and towel ring)
- *mirror over vanity
- *walls and ceiling painted semi-gloss per Construction Specifications.
- *all un-joined 1/4 round trim ends will be cut at a 45 and double-painted
- *supply vent

All materials and construction methods shall meet the requirements of the relevant Construction Specifications and the NC Codes.

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